

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in book, (*), Register's Office of Davidson County, Tennessee, and adopt the plan of subdivision as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as of record in book 0000 0000, R.O.D.C. Tennessee, running with the title to the property.

Date: _____, 2014 Owner: Reja Ferdowsi

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision of a least 1: 10,000 and is true and correct. Approved monuments have been placed as indicated. All side lines are at right angles or radial to a street unless otherwise noted.

By: Jason F. Smith Date: 7/17, 2014
Tennessee Registered Surveyor No. 1961

COMMISSION APPROVAL

Approval by the Metropolitan Planning Commission of Nashville, Davidson County, Tennessee.

By: _____

Date: _____, 2014

RECORD

Recorded _____
In Book _____ Page _____
of the Register's Office of Davidson County, Tennessee

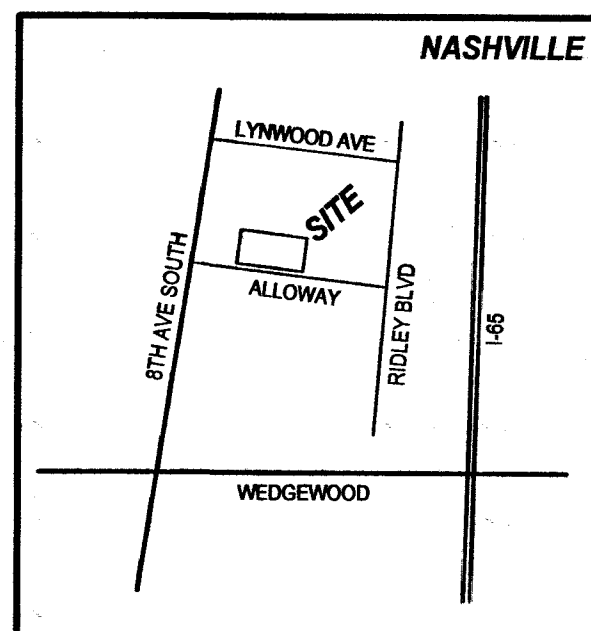
(*) INSTRUMENT NO. 20131223-0129554, 20131223-0129555, 20131223-0129556, 20131223-0129557

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE FOUR EXISTING LOTS INTO THREE NEW RESIDENTIAL LOTS
2. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM(NAD83)
3. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY TAX MAP NO. 105-06.
4. I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1: 10,000 AS SHOWN HEREON.
5. SETBACKS DETERMINED BY METRO ZONING ORDINANCE.
6. THIS PROPERTY DOES NOT LIE IN A FEMA / FIRM "SPECIAL FLOOD HAZARD AREA" (REF. MAP NO. 47037 C 0219 F, DATED APRIL 20, 2001).
7. ZONING: RESIDENTIAL R-6 AND UZO (URBAN ZONING OVERLAY)
8. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CHAPTER 17.24, ARTICLE 11, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40 ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
9. ANY EXCAVATION, FILL OR OTHER DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
10. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.

ZONED: R-6

11. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" C.M.P.)
12. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
13. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
14. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN A ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
15. ACCESS TO LOTS 1-3 ARE RESTRICTED TO ALLEY ACCESS ONLY.
16. THE RECODING OF THIS PLAT VOIDS AN SUPERCEEDS THE RECORDING OF LOTS 8, 10 & 12 OF MRS. MARTHA ALLOWAY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 161 PAGE 143 R.O.D.C.TN..
17. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURE EXCEEDS 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURE EXCEEDS 150 PSI.

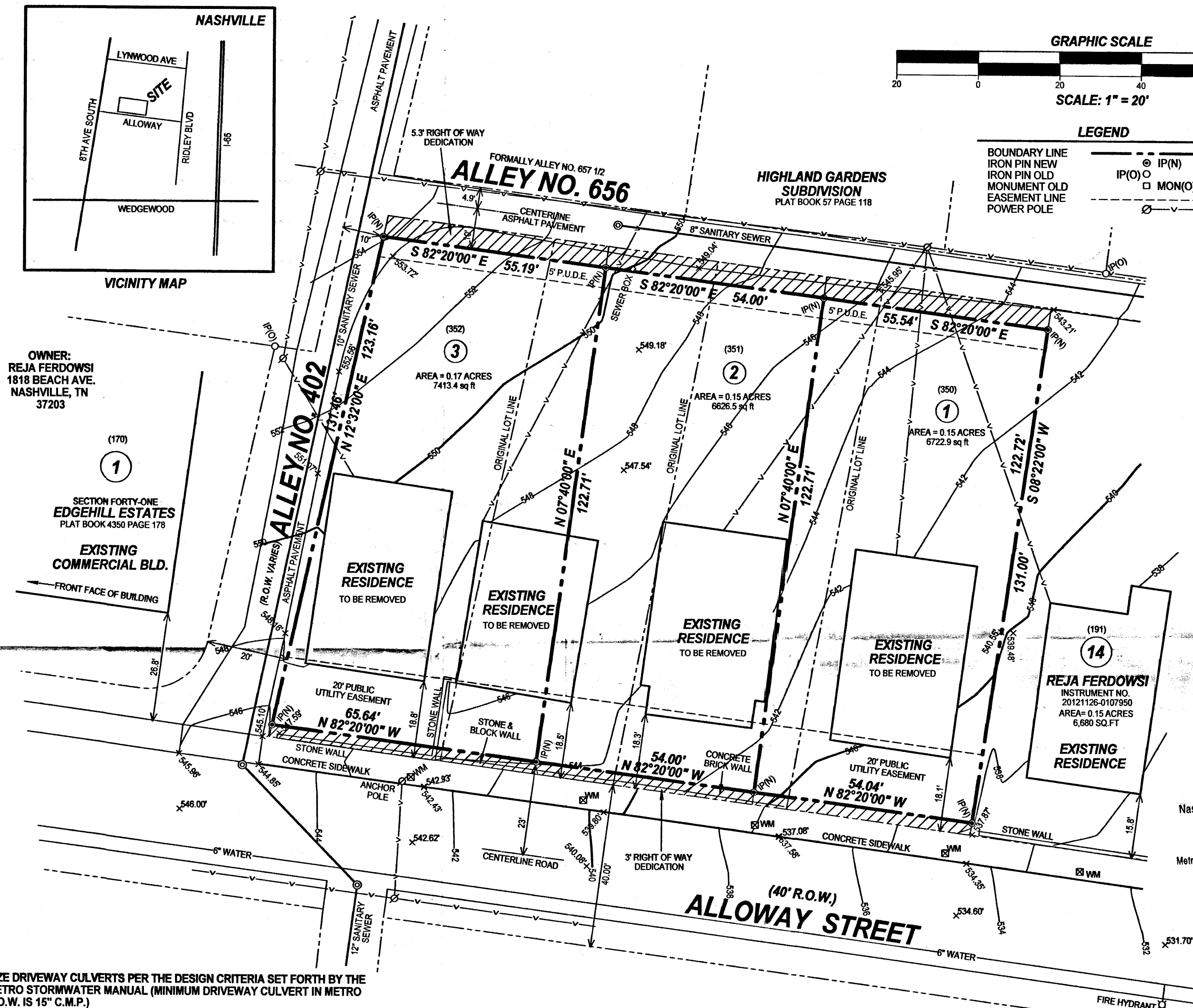


VICINITY MAP

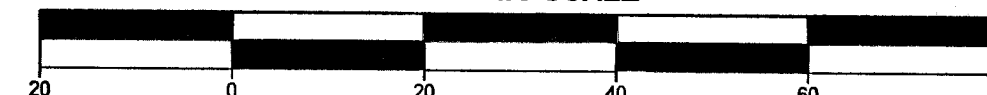
OWNER:
REJA FERDOWSI
1818 BEACH AVE.
NASHVILLE, TN
37203

(170)
1
SECTION FORTY-ONE
EDGEHILL ESTATES
PLAT BOOK 4350 PAGE 178

EXISTING
COMMERCIAL BLD.
FRONT FACE OF BUILDING



GRAPHIC SCALE



SCALE: 1" = 20'

LEGEND

BOUNDARY LINE
IRON PIN NEW
IRON PIN OLD
MONUMENT OLD
EASEMENT LINE
POWER POLE

IP(N)
IP(O)
MON(O)
MON(O)

NORTH
SEE NOTE NO. 2

Nashville & Davidson County
JUL 22 2014
Metropolitan Planning Department



SMITH LAND SURVEYING
9101 MEADOWLAWN DRIVE BRENTWOOD, TN. 37027
TEL: (615) 371-2454
SMITHLANDSURVEYING@COMCAST.NET

FINAL PLAT RESUBDIVISION OF LOTS 8, 10 & 12 MRS. MARTHA ALLOWAY'S SUBDIVISION

PROPERTY ADDRESS:
756-762 ALLOWAY STREET
NASHVILLE, TN. 37203
TOTAL AREA = 0.50 ACRES, 22,152.5 SQ.FT.
COUNCIL DISTRICT 17
COUNCIL REPRESENTATIVE:
SANDRA MOORE
SUBDIVISION NO. 2014S-127-001
DATE: APRIL 16, 2014

JOB NO. 14-013